

COMMUNITY REDEVELOPMENT AGENCY MEETING



City of Fort Lauderdale
City Hall, 100 N. Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov

Meeting Minutes - APPROVED

Tuesday, October 15, 2013 2:30 PM City Commission Conference Room

Chairman Seiler called the meeting to order at approximately 3:33 p.m. Roll was called and a quorum was present.

Present: Chairman John P. "Jack" Seiler
 Vice-Chair Bruce G. Roberts
 Member Dean J. Trantalis
 Member Bobby B. DuBose
 Member Romney Rogers

Absent: None

Also Present: Lee R. Feldman, Executive Director
 John Herbst, City Auditor
 Jeff Modarelli, Secretary
 Cynthia A. Everett, General Counsel
 Alfred Battle, Economic and Community Reinvestment Manager
 (Northwest)
 Donald Morris, Economic Development Administrator

**CRA-1 13-1327 BUDGET AMENDMENT FOR FISCAL YEAR BEGINNING
 OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014**

Economic and Community Reinvestment Manager Al Battle highlighted the request referenced in Commission Agenda Memorandum 13-1327. He responded to Vice-Chair Roberts' question about the funding source for Flagler Village, advising it is left over from the Sistrunk project.

Motion made by Vice-Chair Roberts and seconded by Member DuBose to approve the item as presented. AYES: Member DuBose, Member Rogers, Vice-Chair Roberts, Member Trantalis and Chairman Seiler. NAYS: None.

**CRA-2 13-1350 FIVE-YEAR STRATEGIC PROGRAM (2014-2018) -
NORTHWEST PROGRESSO FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AGENCY**

The Executive Director said staff has identified funding sources and will make recommendations on how to allocate the funds. He is seeking broad approval at this time. Staff will then further refine the project list. He highlighted information in Commission Agenda Memorandum 13-1350.

In response to Member Trantalis, the Executive Director explained how the incentive program would work for recruiting businesses to the Sistrunk corridor. Member Trantalis suggested the CRA (Community Redevelopment Agency) might have more success using a retail developer with more expertise. He preferred to use the money to jumpstart the area. The Executive Director explained a market analysis is needed so that he can meet with developers and say where there is potential. Chairman Seiler did not think the CRA can be the business creator. Businesses will do their own market study. Member DuBose suggested this is a tool to help market the area because it has challenges. It has been successful in other areas of the country. Chairman Seiler felt the improvements to Sistrunk that have been put into place help market it. The City's commitment to the area is evident by the activity occurring there. The Executive Director explained that the study is citywide and he anticipates there will be recommendations specific to the Sistrunk corridor and this would be a source for implementing them. Additionally, if the CRA is approached, it will have the resources to help create the proper incentive. Member Rogers favored the item and went on to comment that the dollar figure is simply a placeholder at this point. Discussion ensued about the anticipated future development.

Chairman Seiler opened the floor for public comment.

Jim Moyer, representing Salvation Army, pointed out that the Sistrunk corridor does not have access from Interstate 95 or the most improved part of U.S. 1.


Charles King, 105 North Victoria Park Road, said the purpose of the Community Redevelopment Agency is to raise property values and fight blight. By locating government-subsidized low-income housing in an area, market rate development is prevented. He agreed the incentive program analysis should be handled by the private sector. The CRA's current approach of incentivizing businesses is not working. The WAVE should extend along Sistrunk. Building height should be allowed to finance the WAVE. Money should go toward that project. He felt the CRA should cut its ties with Carlisle Development Group.

There was no one else wishing to speak.

Member Rogers felt said there is a need for more flexible zoning to be positioned for development. Sustainable Development Director Greg Brewton said the Planning and Zoning Board recently discussed the idea of changing building height requirements along the Sistrunk corridor. Staff is meeting with residents. He expects to present those findings to the Commission within the next 60 days. Member DuBose commented on some of the challenges with existing configurations. Brewton explained staff is working to bridge the gap between residents' expectations for development and staff's professional recommendation. Vice-Chair Roberts expressed a concern about the unfriendly connotation of the word "corridor." He agreed that accessibility is important to focus on for the future.

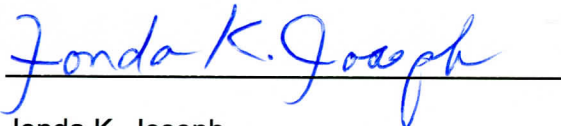
Motion made by Vice-Chair Roberts and seconded by Member DuBose to approve the item as presented. AYES: Member DuBose, Member Rogers, Vice-Chair Roberts, Member Trantalis and Chairman Seiler. NAYS: None.

The meeting adjourned at 4:02 p.m. and the City Commission reconvened the conference meeting with the executive closed door session.



John P. "Jack" Seiler
Chairman

ATTEST:



Jonda K. Joseph
Secretary